

Fill in this information to identify the case:

Debtor 1 Reginald E. Boggs; fdba R&A Boggs, LLC

Debtor 2 Alycia W. Boggs; aka Alicia Williams Boggs
(Spouse, if filing)

United States Bankruptcy Court for the: Southern District of Ohio

Case number 1:17-bk-13477

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as
Name of creditor: Trustee of the Cabana Series IV Trust

Court claim no. (if known): 20-3

Last 4 digits of any number you use to
identify the debtor's account: 5 3 8 9

Date of payment change:
Must be at least 21 days after date of this notice 08/01/2021

New total payment: \$ 671.70
Principal, interest, and escrow, if any

Part 1: Escrow Account Payment Adjustment

1. Will there be a change in the debtor's escrow account payment?

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 323.95 New escrow payment: \$ 325.31

Part 2: Mortgage Payment Adjustment

2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____% New interest rate: _____%

Current principal and interest payment: \$ _____ New principal and interest payment: \$ _____

Part 3: Other Payment Change

3. Will there be a change in the debtor's mortgage payment for a reason not listed above?

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____ New mortgage payment: \$ _____

Debtor 1 Reginald E. Boggs
First Name Middle Name Last Name

Case number (if known) 1:17-bk-13477

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

- ☐ I am the creditor.
☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X /s/ Molly Slutsky Simons
Signature

Date 06/14/2021

Print: Molly Slutsky Simons
First Name Middle Name Last Name

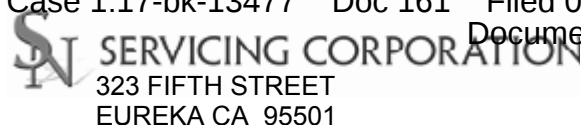
Title Attorney for Creditor

Company Sottile & Barile, Attorneys at Law

Address 394 Wards Corner Road, Suite 180
Number Street
Loveland OH 45140
City State ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com



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 Para Español, Ext. 2660, 2643 o 2772
 8:00 a.m. - 5:00 p.m. Pacific Time
 Main Office NMLS #5985
 Branch Office NMLS #9785

REGINALD E BOGGS
 7326 PARKDALE
 CINCINNATI OH 45237

Analysis Date: June 10, 2021

Final

Property Address: 4567 PADDOCK ROAD CINCINNATI, OH 45229

Loan: [REDACTED]

**Annual Escrow Account Disclosure Statement
 Account History**

This is a statement of actual activity in your escrow account from Aug 2020 to July 2021. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Aug 01, 2021:
Principal & Interest Pmt:	346.39	346.39
Escrow Payment:	323.95	325.31
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$670.34	\$671.70

Escrow Balance Calculation	
Due Date:	Mar 01, 2021
Escrow Balance:	(2,301.44)
Anticipated Pmts to Escrow:	1,619.75
Anticipated Pmts from Escrow (-):	0.00
Anticipated Escrow Balance:	(\$681.69)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	971.82	(665.36)
Aug 2020	323.95	323.95				1,295.77	(341.41)
Sep 2020	323.95	323.95				1,619.72	(17.46)
Oct 2020	323.95	323.95				1,943.67	306.49
Nov 2020	323.95			*		2,267.62	306.49
Dec 2020	323.95			*		2,591.57	306.49
Jan 2021	323.95	323.95	1,349.18	1,357.57	* County Tax	1,566.34	(727.13)
Feb 2021	323.95			*		1,890.29	(727.13)
Mar 2021	323.95	323.95				2,214.24	(403.18)
Apr 2021	323.95	323.95	1,200.00		* Homeowners Policy	1,338.19	(79.23)
Apr 2021				1,200.00	* Rental Policy	1,338.19	(1,279.23)
May 2021	323.95	323.95				1,662.14	(955.28)
Jun 2021	323.95		1,338.19	1,346.16	* County Tax	647.90	(2,301.44)
Jul 2021	323.95			*		971.85	(2,301.44)
					Anticipated Transactions	971.85	(2,301.44)
Jun 2021		1,295.80					(1,005.64)
Jul 2021		323.95					(681.69)
	<u>\$3,887.40</u>	<u>\$3,887.40</u>	<u>\$3,887.37</u>	<u>\$3,903.73</u>			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

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Last year, we anticipated that payments from your account would be made during this period equaling 3,887.37. Under Federal law, your lowest monthly balance should not have exceeded \$47.90 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Annual Escrow Account Disclosure Statement

Projections for Coming Year

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(681.69)	975.94
Aug 2021	325.31			(356.38)	1,301.25
Sep 2021	325.31			(31.07)	1,626.56
Oct 2021	325.31			294.24	1,951.87
Nov 2021	325.31			619.55	2,277.18
Dec 2021	325.31			944.86	2,602.49
Jan 2022	325.31	1,357.57	County Tax	(87.40)	1,570.23
Feb 2022	325.31			237.91	1,895.54
Mar 2022	325.31			563.22	2,220.85
Apr 2022	325.31	1,200.00	Rental Policy	(311.47)	1,346.16
May 2022	325.31			13.84	1,671.47
Jun 2022	325.31	1,346.16	County Tax	(1,007.01)	650.62
Jul 2022	325.31			(681.70)	975.93
	<u>\$3,903.72</u>	<u>\$3,903.73</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)
Your escrow balance contains a cushion of 650.62. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 650.62 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (681.69). Your starting balance (escrow balance required) according to this analysis should be \$975.94. This means you have a shortage of 1,657.63. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to do nothing.

We anticipate the total of your coming year bills to be 3,903.73. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation	
Unadjusted Escrow Payment	325.31
Surplus Amount:	0.00
Shortage Amount:	0.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$325.31</u>

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
CINCINNATI DIVISION**

In Re:

Case No. 1:17-bk-13477

Reginald E. Boggs
fdba R&A Boggs, LLC
Alycia W. Boggs
aka Alicia William Boggs

Chapter 13

Debtors.

Judge Beth A. Buchanan

CERTIFICATE OF SERVICE

I certify that a copy of the foregoing Notice of Mortgage Payment Change was served **electronically** on June 14, 2021 through the Court's ECF System on all ECF participants registered in this case at the e-mail address registered with the Court

And by **first class mail** on June 14, 2021 addressed to:

Reginald E. Boggs, Debtor
Alycia W. Boggs, Debtor
7326 Parkdale Ave.
Cincinnati, OH 45237

Respectfully Submitted,

/s/ Molly Slutsky Simons

Molly Slutsky Simons (0083702)
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Attorney for Creditor